

**Request for Qualifications &
Proposal**

CM/GC Services

For

Grand River Hospital District

Replacement E. Dene Moore Care Center

AND

Patient Wing Hospital Expansion

Submittal Deadline:

Date: December 29, 2017

Time: 4:30 PM MST



Grand River Hospital District (OWNER) invites you to submit your qualifications for a Construction Manager / General Contractor (CM/GC) for the construction of a replacement nursing care facility and an expansion and renovation of the existing hospital. Services to be provided by the CM/GC include preconstruction and construction management.

This project is made possible by funding from a bond initiative passed in November 2017 by the District voters.

Project Description

Grand River Hospital District (GRHD) is planning a multi-site, multi-phase project that will need to be scheduled and constructed in such a way as to maintain continuous operations at both facilities before and during construction.

Project 1: The E Dene Moore Care Center is located at 701 East Fifth Street, Rifle CO 81650

The nursing care facility replacement project will consist of a new 90 resident facility, approximately 100,000 square feet, utilizing the property at the site of the existing E Dene Moore building. Phase one will include 48 beds with all of the support services and infrastructure to be fully functional, located on the adjacent open lot. Phase two includes the demolition of the existing care center to make way for the completion of the facility. Phase two will be connected to phase one and will include areas for the remaining 42 beds and completion of the site improvements, reconfiguration of road access and parking.

Project 2: Grand River Hospital is located at 501 Airport Road, Rifle CO 81650

The acute care expansion at the hospital will consist of two phases. Phase one will add approximately 95,000 square feet that will include a new expanded inpatient floor, additional outpatient services and shelled space for future growth. Site improvements will include relocation of utilities, reconfiguration of road access and additional parking. Phase Two is a renovation of approximately 15,000 square feet of existing space in multiple areas. Departments that may be included in the two construction phases are listed below. Location of each department is subject to change as the building design progresses.

First floor:	Materials Management Maintenance Infusion & Satellite Pharmacy Lobby with Gift Shop Laundry Changing Lifestyles	Cardio Pulmonary Sleep Lab Dietary Lab Imaging Pharmacy
Second Floor:	Medical/Surgical Patient Unit (15 beds) ICU Patient Unit (4 beds) OB/GYN Patient Unit (6 beds)	
Third Floor:	Shelled Space	



Project Team

The General Contractor selected will be an integral part of the project team, currently comprised of the following key members:

- 1) Grand River Hospital District
 - a) Steering Committee
 - b) Construction Management Team
 - c) Site Specific User Group / Project Management Teams
- 2) Davis Partnership Architects – Architectural, Interior and Landscape Design Team
- 3) ME Engineers – MEP and Low Voltage Engineering
- 4) SCI – Structural Engineering
- 5) Landmark – Civil Engineering
- 6) Commissioning Agent – TBD

Agreement

The services Agreement between Owner and CM/GC shall be based on AIA Document A133 (Latest Edition) – Standard Form of Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, and AIA Document A201 (Latest Edition) – General Conditions of the Contract for Construction; together with amendments mutually agreed upon by both Owner and Contractor. The Agreement will be structured to reflect the project phasing and will also include Pre-Construction Services.

Bond

A payment / performance / warranty bond in the amount of the Guaranteed Maximum Price will be required prior to the commencement of construction.

Scope of Services

The scope of services to be performed by the Construction Manager / General Contractor will include leadership, active participation and assistance to the Owner during all phases of the project. In addition to the terms of the Agreement the General Contractor's scope of work will generally consist of the following:

General:

- Regularly attend Owner and Design Team meetings during all phases of design and construction
(It is anticipated that these meetings will occur an average of every 3 weeks)
- Promote the use of local labor and resources at all available opportunities



Preconstruction:

- Participate in design development and construction document development making design recommendations
- Estimate project cost based on conceptual design and provide updates at completion of SD, DD and CD phases of design process
- Provide ongoing value engineering guidance to the design team
- Perform pricing exercises for alternate design solutions as required
- Demonstrate a commitment and ability to work with local subcontractors to obtain as many local bids on the project as possible, provided the local subcontractors are qualified and are competitively bidding the work. Include owner in decision making process.
- Assist Owner in developing and implementing a process to track local expenditures
- Work with Owner and Design Team to develop and implement a process for utilizing owners Group Purchasing Organization, Vizient, contracts for construction related materials and equipment.
- Work with Owner and Design Team to establish the project schedule and to identify conditions and tasks affecting the project schedule e.g. site constraints, facility operational requirements, phasing, regulatory requirements, materials with long lead times, materials and equipment deliveries and workforce availability.
- At each phase of design, review the documents for constructability and prepare comments for review with Owner and the Design Team. The sequence of construction and efficient use of materials and labor are to be considered in this review
- Agree to execute a final GMP at any stage of design at and after completion of the Design Development phase

Construction Services:

- Manage all aspects of construction according to the construction documents and specifications
- Be responsible for the construction budget and communicate budget status to the project team on a regular basis
- Maintain all relevant project archive records on behalf of the Owner including meeting minutes, specifications, submittals, RFIs, schedules, inspection reports and as-built drawings
- Prepare pay applications in accordance with contract requirements and provide billing with detail by building site
- Maintain and be responsible for the project schedule with weekly updates for the construction team
- Obtain subcontractor bids and review with owner for selection. Insure local contractor participation
- Provide owner with all available construction related local expenditure data on a monthly basis
- Grand River Health will conduct business as usual at both building sites throughout the construction schedule. Contractor, subcontractors, consultants and service companies who are on the job site at the direction of the contractor must be trained to understand the sensitive nature and sterile environment of our healthcare facility. Contractor will need to coordinate with the GRHD Project Management Team in advance regarding any work that needs to be done within, or that would affect operations in, the existing buildings.



Any work being done in patient care / patient waiting areas will require advance coordination with the construction team regarding environmental precautions and patient safety. Contractor will issue written report detailing work being done, schedule to be followed and precautions being taken and get approval by signature before proceeding. In addition an Infection Control Risk Assessment (ICRA) must be completed in advance for permitting and again in advance of any work being done in a clinical patient care area during construction. All personnel working at our facilities must receive or show proof of receiving an annual seasonal flu vaccine. Contractor will be required to comply with federal laws that protect patient health information. As a Grand River Hospital District business associate the Contractor will be required to sign and comply with a HIPAA Business Associate Agreement.

Closeout Services:

- Contractor will conduct an owner's walkthrough and training.
- Contractor will provide warranty and owner's manuals as well as complete as-built drawings.

Qualifications

Respondents must be authorized to do business in Colorado and have and maintain the requisite registrations, certifications and licensure to perform as expected and must have maintained an office and performed duties required continuously in Colorado for the past five (5) years. Respondents must be able to produce evidence that they have an established satisfactory record of performance for a reasonable period of time and have sufficient financial support, equipment and organization to ensure that they can satisfactorily perform if awarded a contract. The District reserves the right, before awarding any contract to require a bidder to submit such evidence of its qualifications as it may deem necessary, and may consider any evidence available to it (including, but not limited to, the financial, technical and other qualifications and abilities of the bidder, including past performance) in making a decision in the best interest of the Grand River Hospital District.

Provide the following information:

- Company description including history and a statement of qualifications
- Organization chart with individuals names
- Volume of construction in \$\$ for the last five (5) years, present and projected
- Volume of medical construction in \$\$ for the last five (5) years
- Record of projects of similar scope and complexity and other relevant experience
- Complete history of arbitration / litigation / conflict resolution
- A description of attributes, processes and experience that differentiates you from the firms also responding to this RFQ
- A certificate of insurance outlining your applicable insurance policies



References:

- Provide project descriptions of three (3) most recent nursing care facility projects completed in the last five (5) years indicating:
 - Building name and location
 - Building use and size
 - Owner and architect with current contact information
 - Scope of services provided
 - Initial construction budget and final construction cost. Explain any variance that may have occurred.
 - Delivery method / contract format
- Provide project descriptions of three (3) most recent acute care healthcare projects; include the same information as above
- Provide two client references identifying organization, project size and cost, and contact information

Project Team/Organization

Provide:

- Resumes of staff to be assigned to this project if selected. Core project team should include at a minimum: Project Estimator, Project Manager, Superintendent, Lead Project Engineer (need second Superintendent and Engineer – one for each site)
- Organization of project team. Include list of current commitments and availability for this project.
- Describe your concept for the functioning and interaction of the project team (owner, architect, construction manager)

Processes / Systems

Describe systems / methods used for:

- Conceptual, Design Development and final GMP cost estimating process
- Schedule and schedule control
- Quality control
- Project Management
- Project Communication
- Include the past five years of safety record and MOD rating for each year
- How has your firm worked with the state to ensure compliance with all licensure issues

LEED/GGHC

Describe your experience in working on LEED or GGHC certified projects



Design Assist

Describe your approach to design assist and the advantage of this approach to this project

Fees:

Provide:

- Fee for preconstruction services as a lump sum.
- Fee for construction management as a percentage of construction cost
- Provide a line item listing of General Conditions including the titles of personnel charged as cost of work

Questions

Direct questions to Darren Laging at Davis Partnership Architects:

Darren.laging@davispartnership.com

2901 Blake Street, Suite 100

Denver CO 80205

Process

Response to this RFQ is due by December 22, 2017 at 4:30 PM MST. The dates listed below, following the RFQ process, are for information only and are subject to change per Grand River Health's needs.

Contractor Selection Process:

December 8, 2017	RFQ s Sent to Contractors
December 20, 2017	Due date for RFQ questions (10 AM MST)
December 29, 2017	RFQ Due
January 5, 2018	Invitation to Interview
January 8-19, 2018	Contractor Interviews – steering committee, architect, cm team
January 22, 2018	Contractor Selection

Project 1: E Dene Moore Care Center Project Milestones:

Nov 2017 – Dec 2017	Predesign
Dec 2017 – Mar 2018	Schematic Design
Apr 2018 – July 2018	Design Development
Aug 2018 – Nov 2018	Construction Documents
Dec 2018 – Jan 2019	Permitting
Spring 2019	Construction Begins



Project 2: Patient Wing Project Milestones:

Jan 2018 – Feb 2018	Predesign
Mar 2018 – Jun 2018	Schematic Design
July 2018 – Oct 2018	Design Development
Nov 2018 – Feb 2019	Construction Documents
Mar 2019 – Apr 2019	Permitting
Spring 2019	Construction begins

The evaluation / selection for a CM/GC will be made by Grand River Health based upon the Request for Qualification proposals received and potential interviews. GRHD will select the CM/GC which in GRHD's sole opinion, is the best qualified and will best serve the interests of each project and GRHD. This Request for Qualification does not commit the District to award any contract nor to pay any costs incurred in the submission of a proposal. GRHD reserves the right to waive informalities or irregularities and to reject any and all submittals.

Proposals are due no later than:

4:30 PM (MST) on December 29, 2017

Please provide one electronic copy and ten (10) hard copies of your Submittal in a sealed package clearly identifying that this is a response to this RFQ, addressed to:

Grand River Hospital District
Connie Wilmot, Construction Management Director
501 Airport Road
P O Box 912
Rifle CO 81650
cwilmot@grhd.org

In addition please provide three (3) hard copies and one electronic copy to:

Davis Partnership Architects
Darren Laging, Project Architect
2901 Blake Street, Suite 100
Denver CO 80205
darren.laging@davispartnership.com

A complete submittal includes the following:

1. Executive Summary
2. Firm's relevant experience
3. Team member resume, project role and relevant experience
4. Sample cost / fee schedule
5. Proposed Schedule. Anticipated construction start date to be late 2018 to early 2019
6. Project approach narrative

